

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		VARNUM ST, ARLINGTON

OWNERSHIP

Owner 1:	TAMANAKIS RHEA A &		
Owner 2:	GAVRIEL MATTHEW G		
Owner 3:			
Street 1:	93 VARNUM STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	ALLEN MARGARET/ESTATE -		
Owner 2:	-		
Street 1:	95 VARNUM STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2630 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11676	Total SF/SM:	5086	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	458,066	Spl Credit	Total:	458,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5086.000	474,900		458,100	933,000
Total Card	0.117	474,900		458,100	933,000
Total Parcel	0.117	474,900		458,100	933,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		354.75	/Parcel: 354.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	474,900	0	5,086.	458,100	933,000		Year end	12/23/2021
2021	104	FV	452,700	0	5,086.	458,100	910,800		Year End Roll	12/10/2020
2020	104	FV	452,800	0	5,086.	458,100	910,900	910,900	Year End Roll	12/18/2019
2019	104	FV	348,600	0	5,086.	486,700	835,300	835,300	Year End Roll	1/3/2019
2018	104	FV	348,600	0	5,086.	355,000	703,600	703,600	Year End Roll	12/20/2017
2017	104	FV	303,600	0	5,086.	309,200	612,800	612,800	Year End Roll	1/3/2017
2016	104	FV	303,600	0	5,086.	263,400	567,000	567,000	Year End	1/4/2016
2015	104	FV	270,200	0	5,086.	257,700	527,900	527,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

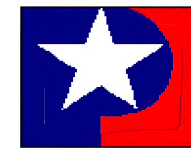
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	372	PATRIOT
9/20/1999	Meas/Inspect	263	PATRIOT
8/28/1993		KT	

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	4159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GRAY	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1926	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G15	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

SELECTED WORKS, HAND PAINTED										FINISHED								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value